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Sept. 11-27-45,000-9-11-34

165 (1935) Department.

NO SERIES.

G.O. No. 1059

DATED

1 5- 85-

[Despatch Abstract.]

12-2-1935. Ground rent -
South African. Revision -
100 paces.

Reply, please quote
number, date and
title.*

Received

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From (Name) H.P.Ry. K.P. Krishnan Nair Avargal, H.A.,

(Designation) Spl. Assistant Settlement Officer in Charge

Post Box _____ (STATION) _____ Party No. III, Mangalore.

Telegraphic Address _____

To

The Secretary to the Commissioners of Land
Revenue and Settlement, Chepauk, Madras.

Through The Collector of South Kanara, Mangalore.

R.O.C.A2- No. 1672, dated 29 -- 11 -- 1934.
Sir, 34-12

*

Assessment -- Ground rent -- South Kanara --
Revision -- Proposals -- Submitted.

I submit the following proposals for the revision
of ground rent in the towns of South Kanara.

2. Towns:- There are 8 towns in the district:
Mangalore, Udipi, Kasaragod, Karhal, Buntawal, Mulki,
Coondapur and Puttur. The first ~~ix~~ 6 were towns even at
the last settlement; the last two are later additions,
Coondapur having been declared as a town in September 1927
and Puttur in August 1931. Mangalore is the only Municipi-
pality.

3. Existing rates of ground rent:- The existing
rates consist of special rates of R.12 and R.6 and ground
rent ranging from R.3-2-0 to R.300 an acre. At the last
settlement the terms Nela terige (ground tax on sites of
roadside houses and shops), Ghar terige (house tax) and
Sirdar ghar terige (tax on bungalow sites) were replaced
by the term 'special rate' and under C.C.No.485 (confi-
denti 1) Revenue dated 13-5-1903 the old rates of R.12
in Mangalore and R.6 in other towns continue to be charged
on such holdings as well as on lands assigned after the
settlement for building purposes. From 1907 ground rent
at the scale of rates appended to R.S.O.No.27 was adopted
and when afterwards house sites were sold under old B.S.C
21 (12) high rates reaching upto R.300/ were levied, a
portion of the ground rent representing the value of the

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occupancy right. After the issue of G.O.Mis.436 dated 8-3-27, however, ground rent is charged only at Rs.6-4-0 an acre, the assumed agricultural assessment; but in assigning lands to members of the depressed classes half that rate has been imposed in certain cases as a concession as instructed in B.P.Mis.2199 dated 6-10-25. mc

✓ 4. Revision:- It has been ordered in B.P.Mis.No.132 dated 15-9-32 that the special rates of Rs.6 and Rs.12 should be treated as ground rent to be revised at resettlement in the same manner as ground rent in accordance with G.O.Mis.2502 Revenue dated 3-12-27. (L) The instructions issued in this G.O. have been embodied in Para 20 of Section II of the Resettlement Manual (Redraft) approved in G.O. 1464 Revenue dated 9-7-31 (B.P.77 Press dated 7-9-31). Ground rent has to be revised in accordance with the principles governing revision of assessment on agricultural lands and in view of the marked increase in prices in South Kanara as shown in the scheme report, an increase in the rate of ground rent is necessary with reference to the average rise in the prices of 'food-grains'. By 'food-grains' is meant 'standard grains' adopted for the purpose of calculating the commutation price and in calculating the average, the rise in the price of each grain - both wet and dry - has to be weighted according to the area cultivated under it. The standard grain adopted in this district now as well as in the last settlement is paddy for wet and ragi for dry. There being also a garden classification, the rise in the price of cocoanut which is the 'standard grain' adopted for -- garden has to be taken into account. A working sheet (statement N) is submitted showing the average rise in the prices of the three 'food-grains' since the last settlement. The average increase amounts to 80.16 % taking into account the prices of paddy and ragi during ryots' selling months alone and, in respect of cocoanut, the low prices current in Malabar; but going by the prices of paddy and ragi in all the twelve months and, in the case of cocoanut, by the high prices prevailing in the Mangalore Market the increase goes up to 86.16 %.

b.w.m.f.

In fixing the percentage enhancement of ground rent with reference to the average increase in prices, the considerations which limit the enhancement of ordinary agricultural assessment to fractions of the increase do not apply but, on the other hand, it has been laid down in P.P.Mis.2022, dated 25-6-28 that the full percentage of the average increase in prices may be rounded off to a convenient figure. At the recent resettlement of East and West Godavari and Kistna the average rise in prices was found to be 112.41% in the first two districts and 99.94% in Kistna and a uniform enhancement of 100% as an easily workable rate was sanctioned in all the three districts in G.O.Mis.565 Revenue dated 9-3-32 (B.P.Mis.360 dated 14-3-32). The percentage enhancement is to be applied not to the full amount of ground rent but only to ^{the} portion of it representing the assumed agricultural assessment which in this district is P.6-4-0 an acre and it will be easy to work out an 80% increase of it which comes to P.5 an acre. With reference to the increase in prices which exceeds 80%, I beg, therefore, to recommend that the assumed agricultural assessment may be raised by 80%, that is, to P.11-4-0 an acre. Statement No.II submitted herewith shows the financial result of such enhancement.

✓ 5. Concessions:- (i) Following the orders of Government on the proposals for the revision of ground rent in Trichinopoly (G.O.Mis.2925 Revenue dated 13-12-28 - B.P.Mis.4272 dated 19-12-28) and in Godavaris and Kistna (G.O.Mis.565 Revenue - B.P.Mis.860 dated 14-3-32), I do not propose any concession in respect of sites occupied by temples, mosques, churches, mutts etc. which will be charged full enhanced ground rent at P.11-4-0 an acre.

(ii) In Trichinopoly certain lands assigned to Adiravidas in one town (Vuziri) and in East Godavari a few lands given to the same classes were exempted from the enhanced rates but where the existing rate was less than P.6-4-0 it was raised to P.6-4-0. A large number of town sites have been assigned to members of the depressed classes in this district at different periods at varying rates of ground rent, viz. P.3-2-0, P.6-0-0, P.6-4-0, P.11-4-0

and Rs.12-8-0. It is not necessary to grant exemption from the increased rates in all these cases but it will be a hardship if people who have been paying rent at the rate of Rs.3-2-0 are now called upon to pay at Rs.11-4-0 an acre. In all cases assessed at Rs.3-2-0 the assignment has been made free of site value in consideration of the poverty of the assignees. I recommend ^{that} the rate of Rs.3-2-0 may be raised to Rs.6-4-0 and that no more enhancement is applied to it now. In all other cases full enhanced rates may be levied, Rs.6-0-0 and ~~Rs.4-0-0~~ being increased to Rs.11/4 Statement No.III shows the amount that will have to be foregone by the grant of the proposed concession. ^{Rs.12-1}

✓ 6. Lands assessed to special rate or ground rent.

(i) outside town limits:- During the inspection of ground rent lands it has been found that owing to the revision of limits of a few towns, lands assessed to special rate or ground rent have been thrown out of the town limits. There are 37 such cases; 30 in Buntwal, 6 in Kulki and 1 in Udipi. I propose to assign a suitable classification to such lands and substitute for the existing ground rent the appropriate taram assessment. This will entail a loss of Rs.30-4-0 as shown in Statement No.IV. ^{Rs.12-1}

(ii) in town limits:- Some of the lands do not contain houses and are cultivated. In G.O.485 (confidential) Revenue dated -- 13-5-03 it was ordered that on the special rate lands 'now wholly utilised for agricultural purposes' the ordinary settlement rates under wet, dry and garden might be substituted. With this order in view it was reported in this office letter to the Board in Ref.A2 8314-31 dated 1-10-31 that at resettlement such special rate lands as were seen utilised solely for agricultural purposes with no buildings on them would have to be assessed at ordinary settlement rates. I submit that this view does not appear to be correct. The G.O. of 1903 refers to the conditions of the lands then and cannot be considered to authorise a change in classification at resettlement in consequence of any subsequent changes in their condition. Many houses in these towns are situated in the midst of gardens and if

For some reason or other, the houses cease to exist it will be no reason to cancel the special rate and levy (garden or current). What applies to special rate must also apply to ground rent lands and the house-site rules clearly do not permit the levy of taran rates -
 ent on sites ^{which} ~~if~~, instead of being built upon, ~~they~~ are used for cultivation. In the case of agricultural lands the settlement classification as wet and garden is not changed at resettlement except on application from the registered holder and on proof that they have become permanently unfit for wet or garden cultivation ^{for causes beyond the ryots' control}. There is no ground for a differential treatment for special rate lands and I propose that the existing classification of all lands assessed to special rate and ground rent may be left unaltered. C.O.No.465 (confidential) Revenue dated 13-5-1903 is quoted in the Settlement Introduction Report (page 14 of C.O.No.682 Revenue dated 2-10-1905) and it may be presumed that the instructions issued in that C.O. must have been carried out then. As a matter of fact many neta-teric holdings were assessed at wet, dry and garden rates at the last settlement.

7. Lands in towns assigned on taran assessment now wholly built upon.

(1) Levy of ground rent from the current fall:- There are generally two kinds of assignments in towns; sites assigned on ground rent for building purposes and those assigned (not specifically in the first instance for building purposes) at the ordinary taran rate with, however, a liability for the imposition of the ground rent when ^{build} ~~houses~~ ^{ings} are actually constructed. It is found that there are altogether 724 sites which are assigned at taran rates and have since been built upon. In 2 or 3 cases there are no houses but the sites are enclosed by stone walls along with the adjacent buildings. The right of Government to increase the assessment of townsites covered by agricultural pottas during the currency of the settlement has been reserved in para 20 of the Settlement Notification. In para 2 of C.O.No.461 Revenue dated 7-1-03 it is, however, ordered that lands held under agricultural pottas and built upon should, at resettlement

continued to be dealt with as ryotwari and not subjected to town-site rules. In this district no special pattas were issued for ground rent lands as in other districts but they were all included in ordinary agricultural pattas. The C.O. apparently applies to districts where a special patta was issued for town-site lands at settlement. The right reserved in para. 20 of the Settlement Notification is embodied in para 6 of the Memorandum for the guidance of the Revenue Department printed in page 309 of C.O.No.982 Revenue dated 9-10-1905. B.F.His.No.2066 dated 3-9-24 recognises the principle of the levy of ground rent on lands in town limits assigned at taran assessment when used afterwards as building sites. On an appeal to the Board by a ryot of Karmal town in this district against the levy of ground rent on 2 bits of land, one of which was fully and the other partly cultivated, the Board ordered in its proceedings Routine No.1988 dated 2-11-20 that it was desirable to charge taran assessment on the sites until buildings were actually put up when ground rent might be imposed. In the 224 cases in question the condition of liability to ground rent in the event of construction of buildings is not specifically inserted in all orders of assignment. In view, however, of the policy of the Government in the matter being clear from the authorities referred to above it has been held in Collector's F.His.No.6516-33 dated 7-1-34 that ground rent can be charged on such lands even where there is no specific provision in the orders imposing a liability to ground rent. I propose therefore to substitute for taran assessment in all these cases ground rent at the enhanced rate of Rs.11-4-0 an acre from the current fasli. Statement No.V gives the financial result of such substitution. In a dozen cases the taran assessment, being Rs.8 and 7 exceeds the present rate of ground rent but as an increased rate of Rs.11-4-0 is proposed there is no objection to the substitution.

11) Levy of back ground rents:- In 123 out of these 224 cases the houses built are from 2 to 10 years old and the question arises whether the back ground rent should be imposed. C.O.No.1609 Revenue dated

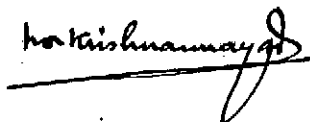
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20-7-31 read with Board's reference L.O.-6425-30-5 dated 4-5-31 which refers to back ground rent : refers to apply only to house sites entered in the house-site register but in those cases though they are house sites now they were not all assigned as such. They are in the new towns of Tutter and Soondapur and in Vidipi; in the former two towns back rent cannot be charged beyond fiscal 1341 and 1337 respectively, the years in which they were declared as towns. Statement VI shows the amount realisable in back ground rent is levied at the existing rate of Rs.6-4-0 in force in these cases for a uniform period of 3 years. Having regard, however, to the increased rates which the owners of these plots will have to pay under the proposal in the preceding paragraph ⁱⁿ this year (Rs.11-4-0 -- term rates) and to the difficulties ~~to the~~ collection I beg to recommend that the back ground rent, if leviable, may be waived in all these cases.

8. Lands assigned in towns on term rates now partly built upon:- There are very many cases where portions of lands assigned after settlement at term rates are now occupied by houses the rest of the lands being either vacant or cultivated. The portions are relatively too small for the whole land to be considered as built upon. The question has been raised whether, following the procedure recommended in para 7 (1) for lands fully built upon, such portions should be subdivided and assessed to ground rent. Following the 10 cents limit for subdivision prescribed in para 10 of the Settlement Notification and leaving out cases of less than 10 cents, there are altogether 76 such cases: 47 in Tutter, 14 in Soondapur, 7 in Farid and 2 in Vidipi. Statement VII shows the financial result of subdividing these portions and assessing them to ground rent. At the last settlement the Board's instructions (para 88 of P.W.No.41, dated 15-3-1902) were misunderstood as authorising the levy of special rates on all house sites whether comprised in mohal-terige or ordinary ryotwari holdings and subdivisions were effected to separate 'houses and their immediate surroundings' from the rest of the land. This procedure which

was adopted in Mangalore, Muntwal and Mulki was afterwards found fault with and it was ordered in G.O.485 (confidential) Revenue dated 13-5-03 that house sites in 'numbers' assessed as garden or dry should not be subdivided but should pay the rate of the 'number'. This order appears to have been based on the principle that special rates should be confined to lands which were already assessed to such rates before settlement and that they could only be imposed newly on lands at the disposal of the Government assigned for building purposes. In the cases in question the lands are mainly agricultural though assigned under town-site rules and I beg to propose that no subdivisions of the house-sites need be made and that it may be left to the Revenue Staff to substitute ground rent for taram assessment on the expansion of house-sites hereafter when the sites will have become definitely urban in character.

9. Special patta and Register:- No special patta was issued in this district for special rate and ground rent lands as in Trichinopoly and I submit that in view of the relatively small number of cases involved there is no need either for a separate patta or a special register to be printed as supplement to the Resettlement Diglott Register. As there will be no difference in amount hereafter between special rate and ground rent, there need only be one name and I propose to eschew the term special rate altogether, and All lands assessed to ground rent may continue to appear in the adangal and X-1 account as at present. It is, however, not necessary to continue the present practice of recording the description and soil classification of each such land ^{in the adangal} and I propose that these particulars may be omitted as in East Coast towns.



Special Assistant Settlement Officer in Charge.

K.V.R./

Copy submitted to the Board.

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Statement No. I : Working sheet showing the average rise in the price of 'food grains' under wet, dry and garden.

I. 'Food grains', i.e., 'standard grains' for wet, dry and garden adopted for the purpose of calculating the commutation price:

Wet ... Paddy (Rice) ✓
 Dry .. Ragi ✓
 Garden ... Coconut. ✓

II. Percentage of increase of the average price of the 'food grains' over their commutation rate at the last settlement as given in the Scheme Report-paragraph 31: 120% 1/2

	According to annual average.	According to ryots' selling months.
(i) Paddy (after deducting an allowance of 25% for cartage and merchant's profits)	84 ✓	81 ✓
1) (-do-20% -Do)	125 ✓	123 ✓
	According to the prices of the Mangalore Market.	According to Malabar price..
(iii) Coconut (-do-do)	107 ✓	64. ✓

III. Average area cultivated under each grain:

	Paddy. Acs.	Ragi. Acs.	Coconut Acs.
Total district area in fasli 1338.	5,75,429	6,620	45,865.
1339.	5,77,308	6,536	47,916
1340	5,32,600	6,483	48,810
1341	5,88,262	6,657	48,449
1342	5,87,936	6,808	48,389
Grand total.	29,11,535 ✓	33,104 ✓	2,39,429 ✓
Average.	5,82,307 ✓	6,621 ✓	47,836. ✓

(Note:- The average area given in Appendix VII to the Scheme Report-page 54 and 55 of S.P.No.85 Press dated 3.7.34 - is for faslis 1334 to 1338. Here the average is worked out with reference to the figures of faslis 1338 to 1342 as the percentage of increase in prices over the commutation rate given in paragraph 31 of the Scheme Report (item II above) is based on figures up to fasli 1342)

IV. Percentage of average rise in the price of each grain weighted according to the area cultivated under it:

	According to annual average.	According to ryots' selling months.
(i) Paddy.	$\frac{5,82,307}{(5,82,307 + 6,621 + 47,886)} = 6,36,814$	$x 84 = 76.81 \quad \frac{5,82,307 + 8}{274.5}$ $6,36,814$
(ii) Ragi	$\frac{6,621}{6,36,814} \times 125 = 1.30$	$\frac{6,621}{6,36,814} \times 123 = 1.28$

	According to Mangalore market prices.	According to Malabar prices.
(iii) Coconut	$\frac{47,886}{6,36,814} \times 107 = 8.05$	$\frac{47,886}{6,36,814} \times 64 = 4.8$

V. Percentage of average rise in the price of the food grains under wet, dry and garden. .. $76.81 + 1.30 + 8.05 = 86.16\%$ $74.07 + 1.28 + 4.81 = 80.16\%$

Note:- If the garden classification is left out of account and only food grains under wet and dry are considered in strict accordance with B.P.Nis. No.2169 dated 27.7.29 which mentions only wet and dry grains, the percentages will be 82.77 and 81.47 respectively as shown below:

	According to annual average.	According to ryots' selling months.
(i) Paddy.	$\frac{5,82,307}{(5,82,307 + 6,621)} = 5,88,928$	$\frac{5,82,307}{5,88,928} \times 81 = 80.09\%$
(ii) Ragi	$\frac{6,621}{5,88,928} \times 125 = 1.41\%$	$\frac{6,621}{5,88,928} \times 123 = 1.38\%$
Total.	82.77%	81.47%

No.II.

Statement showing the financial result of the revision of the existing special rate and ground rent, South Kanara District.

Serial No.	Name of town.	Total No. of cases.	Total amount of ground rent as per Revenue Accts. of Fasli 1343.	Total amount of ground rent to be collected under the proposed revision.	Difference (Col.5-4)	Remarks.
1	2	3	4	5	6	7
1	Mangalore	2247	7452-11-0	9263- 1-0	1810- 6-0	
2	Buntwal	375	425- 3-0	752- 2-0	326-15-0	
3	Moolky	145	154-14-0	227-11-0	72-13-0	
4	Kasaragod	398	269- 0-0	458- 3-0	189- 3-0	
5	Puttur	-	-	-	-	
6	Markal	499	802-14-0	1339- 7-0	536- 9-0	
7	Udipi	614	1005-10-0	1752-11-0	747- 1-0	Includes 41 cases assessed at Rs.3.2.0 now enhanced to -- Rs.6-4-0.
8	Coondapur	21	23-10-0	42- 9-0	18-15-0	
Total		4299	10133-14-0	13835-12-0	3701-14-0	

Statement III

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Showing the Town sites assigned to the poor classes in which. no revision of ground rent is proposed.

1	2	3	4	5	6	7	8	9
naif Vo	Name of Town	Survey Number and Letter	Extent	Existing ground rent at Rs 3-2-0	Ground rent if increased to Rs 6-4-0	Ground rent if enhanced at Rs 11-4-0	Difference (Rs) 7-6.	Remarks
			a 1 c	Rs 120				
I	Indipi R. No 76 Badagabettu	8A12	0 17	0 9	1 1	1 15		
		8A14	0 15	0 8	0 15	1 11		
		8A15	0 15	0 8	0 15	1 11		
		8A18	0 14	0 7	0 14	1 9		
		8A19	0 13	0 7	0 13	1 7		
		8A20	0 14	0 7	0 14	1 9		
		8A21	0 11	0 6	0 11	1 4		
		39	1 0 40	1 4	2 8	4 8		
		2	0 30	0 15	1 14	3 6		
		3	0 36	1 2	2 4	4 1		
		4	0 34	1 1	2 2	3 13		
		5	0 32	1 0	2 0	3 10		
		7	0 28	0 14	1 12	3 2		
		9	0 33	1 1	2 1	3 11		
		6	0 30	0 15	1 14	3 6		
		12	0 31	1 0	1 15	3 8		
		14	0 33	1 1	2 1	3 11		
		15	0 30	0 15	1 14	3 6		
		16	0 33	1 1	2 1	3 11		
		17	0 33	1 1	2 1	3 11		
		18	0 33	1 1	2 1	3 11		
		19	0 34	1 1	2 2	3 13		
		20	0 34	1 1	2 2	3 13		
		22	0 30	0 15	1 14	3 6		
		23	0 29	0 15	1 13	3 4		
		169	8 0 33	1 1	2 1	3 11		

13								
1	2	3	4	5	6	7	8	
76 Padagavellu Curo		12	0 32	1 0	2 0	3 10		
		13	0 33	1 1	2 1	3 11		
		14	0 33	1 1	2 1	3 11		
		15	0 31	1 0	1 15	3 8		
		4	0 30	0 15	1 14	3 6		
		20	0 33	1 1	2 1	3 11		
		9 07 28 14 56 11 10 13 45-2						
69 Mudanidambur Village		25-1A7	0 10	0 5	0 10	1 2		
		1A8	0 10	0 5	0 10	1 2		
		1A9	0 06	0 3	0 6	0 11		
		1A10	0 10	0 5	0 10	1 2		
		1A11	0 11	0 6	0 11	1 4		
		1A15	0 11	0 6	0 11	1 4		
		1A17	0 11	0 6	0 11	1 4		
		1A18	0 12	0 6	0 12	1 6		
		1A19	0 12	0 6	0 12	1 6		
		0 93 3 0 5 13 10 9 4-12						
Kripinam Trail No of Cases		10 10	31 14	62 8	112 6	49-14		

Statement No IV showing lands assigned at ~~special~~ ^{1/4} from rent rate but² lying outside town limits for which suitable soil classification and ~~town~~ ^{town} proposed

Serial No	Name of town	Number of Cases.	Amount of special rate or from rent as per revenue accounts of Fasli 1343	Amount of town rate now proposed	Difference (5-4)	Remarks
	2	3	4	5	6	7
1	Mangalore	-	-	-	-	
2	Ponmhal	30	32-7-0	8-8-0	-23-15-0	
3	Moolky	6	7-10-0	1-15-0	-5-11-0	
4	Kasaragod	-	-	-	-	
5	Puttur					
6	Karkal					
7	Idi pi	1	1-4-0	0-10-0	0-10-0	
8	Coondapur	-	-	-	-	
	Total	37	41-5-0	11-1-0	<u>30-4-0</u>	

Statement No. V showing the financial results of the imposition in the current fasli of ground rents at the proposed enhanced rate of Rs 11-4-0 on all lands in town limits assigned at taran assessment and since entirely built upon

Serial No	Name of town	Total No of Cases	Total amount of taran assessment as per Revenue Accounts of Fasli 1343	Total amount of ground rent to be collected now	Difference Cols 5-4	Remarks
1	2	3	4	5	6	7
	Mangalore	28	7-15-0	66-15-0	59-0-0	
2	Bombhal	7	1-5-0	21-7-0	20-2-0	
3	Moolky	26	3-12-0	19-11-0	15-15-0	
4	Kasargod	17	7-5-0	77-3-0	69-14-0	
5	Puttur	67	35-15-0	514-5-0	478-6-0	
6	Karkal	6	1-14-0	19-13-0	17-15-0	
7	Kadpi	24	10-2-0	115-10-0	105-8-0	
8	Condapur	55	33-14-0	238-6-0	204-8-0	
Total		230	102-2-0	1073-6-0	971-4-0	

Statement No VI showing the amount of back ground rent to be levied at Rs 6-4-0 per acre in Ghatas 1341, 1342 and 1343 ~~1343~~

Serial No.	Name of town	Total No of Cases	Total amount of taram assessment as per revenue accounts of Masli 1343	Total amount of ground rent to be collected	Difference (Col 5-4)	
		2	3	4	5	6
1	Mangalore					
2	Bombay					
3	Moolky					
4	Kasaragod					
5	Bathur	60	74.5.0	694-2-0	619.13.0	
6	Kasikal					
7	Edipai	23	26.10.0	162-0.0	135.6	
8	Coondapur	40	53.11.0	307.8.0	253.13.0	
Total		123	154-10.0	1163.10-0	1009-0-0	

Statement No VII showing the Ground rent to be levied ~~at the~~ proposed —
enhanced rate in lands assigned in towns on interim assessment since partially built
upon

Serial No	Name of town	No of Cases	Total amount of Taram assessment on the portions built upon and to be subdivided according to Rev. Act of 1343	Total amount of front rent on which portions are proposed enhanced rate	Difference (Col 5-4)	Remarks
1	Mangalore					
2	Bombay					
3	Moolky					
4	Hasanagar					
5	Entner	47	16.12.0	256.15.0	240.3.0	
6	Herkal	7	2.4.0	17.14.0	15.10.0	
7	Edappi	2	1.12.0	23.12.0	22.0.0	
8	Concepcion	14	9.6.0	79.4.0	69.14.0	
Total		70	30.2.0	377.13.0	347.11.0	

Submitted to the Board of Revenue.

2) I have discussed these proposals with the Settlement Officer and I am in agreement with them generally. The increase in the ground rent is based upon the increase in the value of food grains, but in actual fact I do not think that in the general estimation the increase would be ascribed to that cause but rather to the general increase in the value of land in urban areas. A large number of factors have combined to increase the value of town sites; the most important are that the rise in the general standard of living has made the general population desirous of having better houses and more spacious compounds. At the same time the increasing facilities for locomotion, buses, motor cars and bicycles, have enabled persons to live further from their work without difficulty.

3) It has to be remembered too that a very small portion of the residential area of any town is held upon ground rent; most of the land is dry land and as the dry rates in the district are not proposed to be enhanced in any case, these persons have the advantage of continuing to occupy land which has become valuable in the course of town development, without paying any higher rent to Government for the use of that ground.

3 and 4) Para. 5(11). Assignments to the Depressed Classes.
The assignments on Rs. 3/2 rate proposed to be enhanced to Rs. 6, are all in Udipi. There is a large colony (Souterpeta) in Mangalore, but this is still outside the municipal boundaries and it is probable that the new boundaries will not be decided upon for some months to come as the proposal is still under the consideration of the Municipal Council. The Depressed Class assignment in Udipi Town are owned by very poor people, and I consider that it would be a real hardship to raise these assessments. The amount involved (Statement No. III) is only Rs. 30-10-0 (Rs. 62-8-0 less present assessment Rs. 31-14-0) and so

19

the concession would not be a large one. The bulk of the population in Udipi live on lands assessed at ordinary dry rates which will not be enhanced.

5) Para. 7 (i) and (ii):- I agree with the Settlement Officer. *Rs 5-7 anna*

6) Para. 8:- The Settlement Officer proposes that it should *Rs 7 anna* be left to the Revenue Department to substitute ground rent for taram assessment hereafter in the case of certain dry lands which are now partly built upon. He does not propose that the Settlement Department should subdivide such lands now, so as to separate the house and compound area from the cultivable area. Statement No. VII shows that in the four towns of Puttur, Karkal, Udipi and *p 17 anna* Coondapur there are 70 such cases and the present taram assessment is only Rs.30-2-0 whereas if ground rent were imposed the assessment would be Rs.377-13-0. I submit that this annual increase of assessment is not negligible and it would not be unreasonable that the subdivision of the house and compound plots should be undertaken now. In many cases there is little likelihood of the rest of the subdivision being built upon, since (as I have mentioned in para.1) the tendency is for persons to prefer more spacious surroundings, and a man who has built a house in part of his dry field will not be anxious to sell the rest of the fields to some one else to build upon. I submit that in these 70 cases if the house and compound area (which is known to be more than 10 cents) occupies more than one quarter of the subdivision now assessed at a dry rate, the house and compound area may be subdivided forthwith and assessed at ground rent.

7) I regret that there has been some delay in forwarding this but I desired to consult the Settlement Officer and by the time we had met it was too late to submit the report appreciably before the Christmas holidays.

(Sd) E.W.Gawne
27-12-
Collector.

South Kanara Collector's Office,
Mangalore, D/ 26th December 1934).

To
The Secretary to the Board.

Land Revenue and Settlement, Madras

h 27

Confidential.

REVENUE DEPARTMENT.

C.F. 31

CURRENT No.

Received.....192

Registered.....192

Subject.

Assessment - Ground rent - (South Kanara, - Revision
Proposals - Submitted.

ENCLOSURES.

No.....

Spare copies.....

Refce. Confdl. FNo. 3177/34-6.

Station.....M a d r a s.,....., Dated the 26th M a r c h 1935.

From M.K.Vellodi, Esq, I.C.S.,

Joint Secretary, Land Revenue. and
The Board of Revenue, Revenue Settlement, etc.
Separate Revenue.

M.R.Ry. Diwan Bahadur N.Gopalaswami Ayyangar Avl.,
Commissioner of Land Revenue and Settlement.

Resolution

Reference.

Read the following paper:--

Letter from M.R.Ry. K.P.Krishna Nayar Avl., B.A.,
Special Assistant Settlement Officer in charge of Party
No. III R.O.C.A.2 No.1672/34-12, dated the 29th November 1931

Reference.

The Board submits to Government the proposals of
Special Assistant Settlement Officer in charge of Party No.
III for the revision of ground-rent in the South Kanara

district together with the remarks of the Collector thereon.

2. The Board supports the Special Assistant Settle-
ment Officer's proposal in para. 4, 5(1) and 6 of his letter
read above.

2/ -2-

3. Para. 5(ii) of the Special Assistant Settlement Officer's letter.

b3 ante

For the reasons stated by the Collector the Board considers that the rates of Rs. 3-2-0 charged in respect of sites assigned to the depressed classes need not be enhanced.

p. 4 ante

4. Para. 7(i) of the Special Assistant Settlement Officer's report.

p. 5 ante

The Special Assistant Settlement Officer's arguments in favour of levy of ground-rent at resettlement on ryotwari lands which have been built on are

(i) The right reserved in para. 20 of the Settlement Notification could be exercised for the levy of ground-rent in such cases.

p. 187 (C)
(B.P. 226
17-10-1902)

(ii) G.O. 461 Rev., dated 7-5-1903, which directs that lands held under agricultural pattas and which have been built upon should at resettlement continue to be dealt with as ryotwari and not be subjected to town-site rules, cannot apply to South Kanara as no special ground-rent pattas were issued in South Kanara and

(F)

(iii) B.P. Mis: 2066, dated 3-9-1924 recognises the principle of levy of ground-rent on lands assigned at tarami rates in town limits when used as building sites subsequently.

not maintainable in this

The Board does not agree with the Special Assistant Settlement Officer that ground-rent can be imposed in these cases by virtue of the power reserved in para. 20 of the Settlement Notification after the expiry of the period of 30 years covered by the notification. The Board would also point out that the orders in G.O. 461 Rev., dated 3-5-1903 issued subsequent to the Settlement Notification should be deemed to have withdrawn any powers reserved in para. 20 of the notification to charge ground-rent on ryotwari lands when built on.

p. 187 (C)

(F)

The Board sees no reason to suppose that this Government Order does not apply to South Kanara for the mere reason that no special pattas have been issued there for ground rent lands. Nor could the Special Assistant Settlement Officer rely on

p. 187 (C)

(F)

- 1 - 2/5

ne the orders issued in L.R.Mis.2006 dated 3-9-24 as an authority for his proposition that ground-rent could be imposed in these cases. The orders in this Board's Proceedings evidently relate to lands assigned subject to the proviso regarding levy of ground-rents when built on while in the cases now in question the Special Assistant Settlement Officer reports that the condition of liability to ground-rent has not been specifically inserted in all the orders of assignment. For these reasons the Board considers that no ground-rent could be levied in the cases in question. In this connection the Board would also invite the attention of Government to the observation made by the Advocate General in para. 3 of his opinion dated 12-3-13 printed as paper III in G.O.No.1658 (Confdl.), Revenue, dated 11-7-1920.

11. 5. Paras. 7(ii) and 8 of the Special Assistant Settlement Officer's report.

In the light of the remarks submitted by it in the foregoing paragraph the Board considers that the question of levying back ground-rent or subdivision of lands partially built on does not arise.

12. 6. Para. 9 of the Special Assistant Settlement Officer's report.

The Board supports the Special Assistant Settlement Officer's proposals.

M.K. Vaidya 13/25
Joint Secretary.

To

The Secretary to Government, Revenue Department.

27.3

23

Letter from H.H. Burkitt Esq., I.C.S., Collector of Tinnevely,
A-3-3505-24 dated 22nd July 1924:-

Sub:- Assessment- Tinnevely- Palamcottah- Sulochana
Mudaliar's grant land-

--

The 99 years' lease of 19.36 acres of land in S.Nos. 1 to 6 of Palamcottah village granted to T. Sulochana Mudaliar and his brother on 16-4-1825- vide No.9 in the list B.P. No.5612 Misc dated 29-9-1893 has expired by 15-4-1924. Ordinary ryotwari patta has now to be issued as directed in G.O. No.630 Revenue dated 28-10-1898.

The lands now measure 21.53 acres. Of this, an extent of 15.87 acres lies within the Municipal limits of Palamcottah and is under wet and tope cultivation for a very long time. The question is whether ground rent or wet assessment should be fixed for this land. Para 2 (3) of the G.O. says that "where the leased lands are in town, the rates prescribed for assessment of town sites should be applied instead of rates calculated in the ordinary settlement principles." I am not sure whether this refers only to lands immediately suitable for building sites or to all lands within town limits irrespective of their present suitability for building purposes. The bulk, if not all, of the land now in question are unadapted for use as building sites at present. I solicit orders as to what assessment should be made on these lands within Municipal limits which have been under wet or tope cultivation for a long time.

--

Copy of Board's Resolution Mis. No.2066 dated 3-9-24:-

Sub:- Assessment-(Tinnevely)- Palamcottah- S.Nos.1 to 6

99 Years lease- Assessment to be fixed -Orders passed

--

Read:- Letter from H.H. Burkitt Esq., I.C.S., Collector
of Tinnevely, A-3-3505-24 dated 22-7-1924.

Resolution:-

Lands within town limits are usually charged

24 ~~22~~

charged taram assessment when they are not used as building sites with in the proviso that if at any time they are ~~not~~ used as building sites, ground rent will be imposed. The Collector is requested to adopted this procedure in the case under reference.

True Extract)

(sd) W. Scott Brown,

Secretary.

To the Collector of Tinnevely.

AMK. 10/4.

cert
10/4.

Confidential.

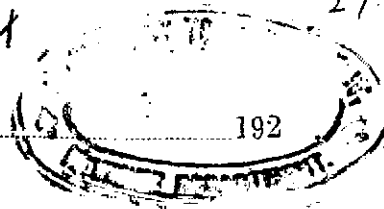
REVENUE DEPARTMENT.

C.F. 31

CURRENT No.

Received.....192. Registered.....

Rev 5) 35 F
27 4 35



Subject:

Assessment - Ground rent - (South Kanara) - Proposals

for revision.

ENCLOSURES.

No.

Spare copies.....

Refce. Confdl. No.F.3177/34-7.

Station M a d r a s, Dated the 26th April 1935.

From M.K.Velleodi, Esq., I.C.S.,

Joint Secretary, Land Revenue and
The Board of Revenue, Revenue Settlement, etc.
Separate Revenue.

Resolution M.R.Ry. Diwan Bahadur N.Gopalaswami Ayyangar Avl.,
Commissioner of Land Revenue and Settlement.

Reference.

Read the following paper:--

Letter from M.R.Ry.K.P.Krishnan Nayar Avl., B.A.,
Special Assistant Settlement Officer in charge of Party No.
III, R.O.C.No.A2-1672-34-13, dated the 16th April 1935.

Reference.

Submitted to Government in continuation of Board's
Reference No.F.3177/34-6 (Confdl.), dated the 26th March 1935.

M.K. Velleodi
Joint Secretary.

To the Secretary to Government,
Revenue Department.

Copy to the Spl.Asstt.Sett.Officer in charge of Party No. III P.T.O

26

Copy of letter from the Special Assistant Settlement Officer in charge of Party No.III, R.O.C.A.2-1672-34-13, dated the 16th April 1935, to the Secy., Board of Revenue.

My reference A.2-1672-34-12, dated 29-11-34 and South Kanara Collector's endorsement thereon N.Dis.6008/34, dated 26-12-1934.

The eight towns of the South Kanara district, comprise 26 ground rent affected villages and the transmission of their fair accounts to the Revenue Department is pending receipt of orders on the proposals for the revision of ground rent submitted in my letter quoted above. As the villages are all due for introduction in fasli 1344 and as the last kist month of the district is May, I submit that their fair accounts have to be handed over at least by the 15th of May in order to make it possible for the Revenue Department to collect the resettlement assessment in the current fasli. I therefore request that orders on my proposals for the revision of ground rent may kindly be expedited.

26.4.

25/2

Rev. Dep

Assessment - Ground rent -
(South Kanara) - Revision -
Proposals.

10p 20-22 cf.

From the Bd of Rev (URPS)

[C No 3555 7/24] Refce. Confd F. No 3177-24.6 of 26.3.85

To W. S.

-44-

The Bd of Rev. has submitted for orders, the proposals of the S. A. S. O in charge of Party No III for the revision of ground rent in the South Kanara St. The proposals of the S. A. S. O. at pp 1-8 C.F., the Collr remarks are at pp 18-19 C.F. & the Bd's remarks are at pp 20-22 C.F.

The points for orders are noted below:

(i) Para 4 of the S. A. S. O. letter - increase in the rate of assumed agricultural assessment.

The S. A. S. O's recommendation in this para, namely, that with reference to the increase in prices which exceeds 80%, the assumed agricultural assessment may be raised by 80%, that is, from Rs 6-4-0 an acre to Rs 11-2-0 an acre, is supported by the Bd of Rev.

In accordance with the letter, the...

1/1

may be accepted.

May be accepted by 217.

26.4.35

(ii) Para 5(i) of the S.A.S.O's letter.

its occupied by temple, mosques etc

p. 30

Following precedents, the S.A.S.O

does not propose any concession in respect of rates occupied by temples, mosques, churches, madhats etc & these will be charged full enhanced ground

rent at Rs 11-4-0 an acre. The Bd supports

this proposal & it may be approved. The

Board concerned may be left to apply for alienation

land revenue if they wish to do so - out of note

x up to 65 of to No. 20-15-12-28 (Friday - 13.12.28) for some reason

(iii) Para 5(ii) of the S.A.S.O's letter.

and assigned to depressed classes

In the case of house sites

held by Adi-dwaridas and assessed at

Rs 3-2-0 an acre, the S.A.S.O. recommends

that the ground rent may be raised

to Rs 6-0-0 an acre. For the reasons

stated in para 4 of his Encl. at p. 18-19 CF

the Colr. does not recommend

this enhancement & the Bd agrees

with the Colr. For orders wherever

the Colr. & the Bd's recommendation

may be accepted. Attention to the

the Bd accept the S.A.S.O's recommendation in

regard of other cases under this head. Vide A. and 4 CF

(iii) Para 6(i) of the S.A.S.O's letter.

The S.A.S.O. proposes to

assign a suitable classification

to lands which have been assessed to

Ant. to the Foreign. Rs 30-10-0 - p. 18 CF.

p. 21 CF

1/48

26/4

Land assessed to Special rate or grant outside town limits

3/2

special rate or ground rent which have since been thrown out of the town limits, and substitute for the existing ground rent the appropriate taram assessment. The loss on account

Rs 30-4-0

p 4 cf of this proposal is stated to be Rs 30-4-0

~~for~~
26/4
15/4

p 20 cf. The Bd. supports the S.A.S.O.'s proposal if it may be accepted.

p 4 cf. in (i) - Para 6(ii), after S.A.S.O.'s letter -
(ii) ~~in town limits~~

For the reasons stated in the para, the S.A.S.O. proposes that the existing classification of all lands assessed to special rate or ground rent but ^{which} do not contain houses now & are cultivated, may be left unaltered. The Bd.

~~for~~
26/4
15/4

p 20 cf. supports this proposal & it may be approved

lands in town assigned
on taram assessment now
wholly built upon

p 5 cf.

(vi) Para 7(1) after S.A.S.O.'s letter

The S.A.S.O. proposes to substitute for taram assessment in all cases where sites were assigned at taram rates & have since been built upon, ground rent at the enhanced rate of Rs 11-4-0 an acre from the current rate. The Bd. agrees with the S.A.S.O., but the Bd. for the reasons stated in para 4 of its

p 19 cf

38

refers at p 21 - not rounder that no ground rent could be levied in the cases in question. In as much as there was no provision in the orders of assignment of these cases that ground rent would be levied if the land was used for building purposes, it appears impossible to force the owners to pay ground rent instead of the tax on assessment. For orders therefore whether the Bd's recommendation may be accepted.

See M. on p 21

Rev. W. H. F. on
As 971-4-0
p 21 - not p 15 C

1

A

1. (vii) Para 7(1) of the S. A. S. O's letter.

p 21 CF Levy of back
from new

In this para the S. A. S. O's recommends the levying of back ground rent in the cases referred to in the preceding para. This question does not arise in view of what has been stated in the foregoing para.

para
15/4 26/4
not in time

1. (viii) Para 8 of the S. A. S. O's letter.

The question raised in this para also, namely rule division of lands partially built upon & charging of ground rent in these portions, does not arise in view of what has been stated in para (vi) above. vide para 5 of Bd's Rep on p 22 CF.

p 21 CF
Lands assigned in
towns on tax rates
no partly built up

15/4
para
16/4

27/26

Special letter
to register

(ix) - Para 9 after S.A.S.O. letter.

... In this para, the S.A.S.O. proposes some details in the matter of maintenance of village accounts. The Govt. has submitted these proposals & they may be approved.

25/4
26/4

govt. Ministers are requested the Govt. may be asked to find for remarks if any

para 9 (1) of the S.A.S.O. letter 7/1
the question
was 10 Govt. to be collected by the

1 felt doubtful in whether a government could be devised in 2 cases where the condition of liability was changed. It was in embodied in the order of assignment.

66 CF The S.A.S.O. recommendation is in accordance with the decision then given by the C.M. It is not an easy matter

T.M. A

ask the Govt. to send

(81)

33

W 5-6 ante, a draft TM to the Bd's Secy is submitted for approval. The other points raised in the US's notes will be dealt with ~~and~~ after the TM. is ~~done~~.

874
hr
874

9.4.35

TOW. S.

Please see pp 23-24 of for. H. 2066 of 3.9.1924.

2. In connection with the revision of ground rent in Cootey Headpatre Th.

para 10, p 19 of

G.O. 953 Rev. (T)
23-6-25 (T)

Anantapur Dt., the S.A.S.O. reported that in almost every town, patta lands within the town limits were built upon & that only taram assessment was being levied on them, as town rate rules were not applicable to them under para 2 of

(F) G.O. 461 Rev. of 7.5.1903. In the resettlement notification of the Dt. the Govt. however reserved the right of imposing ground rent on patta & inam lands that might be built upon subsequent to the publication of the resettlement notification. The S.A.S. suggested that a special register of patta & inam lands within the limits of the town should be maintained from

3⁸

Serial 1333 (the year of introduction of
resettlement) with particulars as to the
date & year of fresh construction so
that they might be dealt with, if
necessary, in accordance with the
resettlement notification. The Board
however considered that a register of
the kind proposed by the S.A.S.O. could
be easily prepared with the help of the
resettlement register, if further the Board
decided to exercise the power which
they had reserved in the resettlement
notification in regard to the treatment
of patta lands built upon & that it
was not necessary then to multiply
registers & add to the work of the Rev. Dep.
From the above it is clear that in
respect of lands which were built upon
prior to the resettlement notification
no ground rent could be levied on
them & they had to be subjected to the
payment of ordinary agricultural
assessment in spite of the fact that the
lands had been built upon.

3. The other cases of revision of
ground rent were also examined.
There are no instances where patta

para 4 p 3 of ~~EP~~ (T)

2/25

charged ground-rent. It cannot be that in all these districts there were no cases of patta lands which were built upon. Presumably ground-rent was not levied on those lands in accordance with the orders in G.O. 461 Rev

(F) of 7.5.1903.

4. In the office note of 7.6.20 on p 13,

(I) G.O. 1658 Rev of 11.7.20 it was stated that four files were lying over pending

(I) orders in the case disposed of in the G.O. Presumably these 4 cases included the Nilgiris & the Madura cases referred to

in the Knapp's note of 20.5.1918. Indexes from 1918 onwards were examined. The G.O. on the Madura case is not traceable.

As has 2 amp with (I) The Madura case was Mr. Baag's proposal to convert the numerous petty holdings in the town of Madura into freeholds.

Though the G.O. is not traceable, it seems it will be of little use for our purpose.

As regards the Nilgiris, attention is

(GG) solicited to Gov. 2812 Rev of 22.9.1920.

(GG) It will be seen from the G.O. that the Govt. deferred the revision of ground-rent

called for from 1880-81 in the Nilgiris. In Gov. 2489 Rev of 2.7.191

but no abstraction. The Govt. stated that the revision of ground rents in the Nilgiris should be undertaken

(224)

once & laid down certain principles.

~ which the revision should be conducted

one of the principles was that lands granted Dec A m H 3 24 21

~ negotiari pattas which were formerly

of (G.G.)

agricultural but were then used as

house sites were to be left out pending

correspondence with the G.O. The correspondence

referred to will be found in G.O. 1658 Rev

(I)

11.7.1920. Thus it will be seen that in the

Kilgiris case, the decision was to exclude

agricultural lands built upon for the

purpose of revision of ground rent.

5. It is clear from para 7 (i) of the

G.O. letter that in the 224 cases in

which he proposes to substitute for

taram assessment ground rent, the

condition of liability to ground rent

in the event of construction of buildings

was not inserted in the orders of

assignment. In the absence of this

condition, the Govt. cannot legally claim

ground rent from the land owners.

As regards Bd Nos 2066 & 28.24, it

will be seen from it that what the

Bd then stated was that lands within

town limits were usually charged

taram assessment when they were

not used as building sites with

pending the
introduction of the
H.S. & C.F. Land Revenue
bill para 7
p. 6 NF (S.S.)
4

Dec M m p 6 C.F.

H. 23-24 C.F.

237

the proviso that if at any time they are used as buildings etc., ground rent would be imposed. But in these cases there was no such proviso. In the same way, if a patta land in a rural area is built upon, it cannot claim exemption from payment of assessment for the simple reason that in villages, house sites are not subject to payment of assessment or ground rent. If a patta land in a town is built upon and it is proposed to charge ground rent instead of taram assessment on the land, it will then be necessary to exempt such patta lands built upon rural areas from payment of assessment. But this is not so. In the note on p 7 of Ld. 3121 F 24 of 7.8.2 In the circumstances it is for order whether the Bd's recommendation that no ground rent could be levied in the cases in question may be approved.

6 After orders are passed, the file may be sent to him for remarks if any.

22/5/4
Ld
17/4
Para 2 of the order on p 7-8 above.
In the North Kanara

28

Resettlement Notification to
 Govt have received the
 right to substitute ground
 rent for assessment
 when ryotwari lands
 assigned subsequent to the
 date of the resettlement
 notification are used for
 building purposes
 As regards the lands with which
 we are now concerned
 the Govt have not
 received any rights
 the Resettlement Notification

Lr 40 112 (B)
 G.O. #2 d 5.1.35

The revision of ground rent
 in the Nilgiris was
 defined in G.O. 2746 d.
 23.11.28 to 1934-35

(A)

Officers should note
 separately what is being
 done about it

CMO-19104
 25
 Estimate sent
 to H.O.
 15/26/4

Para 7(i) of the S.A.S.O.

154

The Bds views on this
 point may be accepted
 by 25/4 S.

pp 21-22 CA

15/1/35

for 4 per cent

ps. G.O. 1158 C.A. Rev. d. 11.7.20.

of 11 per cent

11.5.6 11.4

17. 11.4

Board of Revenue
20th to 23rd
Rev. d. 22.9.20
(R.G.)

M-21-22 CF
Annual Revenue
1934-14-0
15 C.F.

Remb 3555 7/34-1
26.4.35

for
26-4-35

Finance.



14324000

1000

With regard to the question raised in para 7.(1) of the S.A.S.O's report, I think that the Board's view is correct, and may be accepted

This view is supported by the opinion given by the Adv. General in March 1918, and although Sir. Alex. Cardew considered that this opinion was in correct, the Government took no action at that time to proceed as originally proposed. The matter was referred to the Govt. of India with a copy of the Adv. General's opinion, but the Govt. of India did not take other legal opinion, holding that the matter was one primarily for the Local Govt.

The Govt. decided to leave the matter over to be dealt with in the then proposed Land Revenue Bill. No Land Revenue Bill has been added to the Statute Book, and there the matter rests.

In the circumstances and in view of what is contained in para 4 of the Board's Reference, no ground rent need be levied in the cases referred to.

WP

Rev Dept

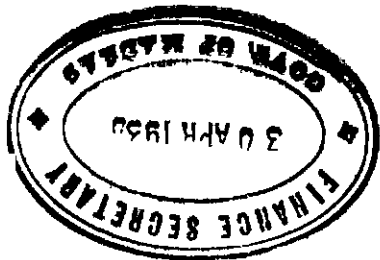
Subject : - Assessment Grounds - rent
(South Kanara) : Revision - proposed

C10 S/35 F/35.
pp. 25-26 CF

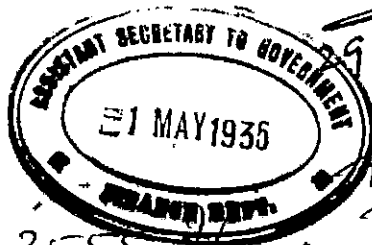
From the Bureau of Rev (LRS)

Refers to F. 3177/34-78 26.4.35

To Under Secy.



The main file on the subject was sent to Finance for remarks with Ref No 3555 7/34-1 3 26.4.35. That Deptt maybe requested to treat the file as urgent.



18
29.4.35
MK
28/4/35

29
Finance

6 3555 7/34-2

29.4.35

14601 ans

4/175

10-11.

Finance (H)

Submitted that the proposals
intained in the Revenue Dept.
note on pages 1-5 ante and in
the Revenue Secy's note on
page 13 ante may be accepted

2/5/35
24/5/35
25/5/35

File no. 14601 (Sub-1)

3.5.35

Box

... of ... at ...

... 15/5/35 ...

... Rev ...

... submitted ...

4.5.35

The file deals with the
decision of General Rantia
S. K. Rao, submitted by S.A.S.O.
The 20th app 1-5 + 13
are for perusal.

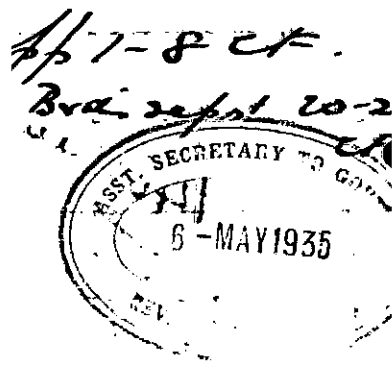
The draft may

move.

4.5.35

3 We shall probably have a
howl, but the proposals are
fair.

4.5.35



4.5.35
Box M.C. 14.

(5)

150 v. p. p.
6/5

DRAFT FOR APPROVAL.

C.F. 17.

	Date.	Initials.
When received for fair copying ..		
When copied ..		
When examined..		
When signed ..		
When despatched.		

SUBJECT:—

Assessment - Ground rent - South
Kanara - Revision - Orders passed.

READ AGAIN _____, dated _____, 19____.

READ ALSO:—
" " _____, 19____.

No. _____ From the Bd. of Rev., L.R. & S. No. 3177, dated 26-3-1935.
Ref. F.
34-6 (Confdl.)

" " _____, 19____.

" " _____, 19____.

Order Ms. No. 1059, dated 6-5-1935.
Resolution Rout.

1-17 18

(submitted with
the Bd.
of. quoted
above)

In his letter R.O.C. ^{A2.}No. 1672

-34-12 dated 29-11-34 the Special
Assistant Settlement Officer in charge
of No. III Party has submitted his
proposals for the revision of ground-
rent in the district of South Kanara.

2.

The Government approve the proposal
that the existing rate of assumed
agricultural assessment should be raise
to Rs. 11-4-0 an acre.

3.

The Government also accept the
proposals contained in paragraphs 5(1),
6 and 9 of the Special Assistant
Settlement Officers' report.

43

4. The Government agree with the Board of Revenue that the rate of Rs.3-2-0 charged in respect of sites assigned to the depressed classes in the town of Udipi need not be enhanced. In all other cases the enhanced rate of Rs.11-4-0 will be levied.

5. The Government agree with the Board of Revenue that no ground-rent need be levied on lands assigned at the ordinary taram rates, in respect of which no provision was made, in the orders of assignment, for the levy of ground-rent. In view of this decision the questions raised in paragraphs 7(2) and 8 of the Special Assistant Settlement Officer's report do not arise.

121 CF
18-19 CF

NOTE: para 7(1) of the S.A.S.O's report

11-22 CF

A

4.5.35
for
5-35

To the Board of Revenue, L.R. & S.

Copy to the L.R. & S. Kanara
to S.A.S.O. in charge
of the party, Mangalore

Despatched
7.5.35